

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 Carbine Way, Keilor Downs Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$770,000

Median sale price

Median price \$745,000 Property Type House Suburb Keilor Downs

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	75 Dongola Rd KEILOR DOWNS 3038	\$760,000	23/01/2021
2	65 Copernicus Way KEILOR DOWNS 3038	\$750,000	10/04/2021
3	8 Stockwell Cr KEILOR DOWNS 3038	\$745,000	06/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2021 17:42



Property Type: House (Previously Occupied - Detached)

Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

March quarter 2021: \$745,000

Comparable Properties



75 Dongola Rd KEILOR DOWNS 3038 (REI/VG) Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 23/01/2021

Property Type: House (Res)

Land Size: 655 sqm approx

65 Copernicus Way KEILOR DOWNS 3038 (REI) Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 651 sqm approx

8 Stockwell Cr KEILOR DOWNS 3038 (REI) Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 759 sqm approx